



**149 Evans Street ROZELLE NSW**

2 1

This character filled home presents a rare opportunity to purchase a classic cottage in the heart of Rozelle's rich and vibrant lifestyle. Set on a sun filled block this home offers a well-balanced floorplan with flowing interiors that offer a distinct sense of seclusion. This home not only offers rear lane access with the potential for off street parking (STCA), it also allows the new owners to capitalise on the DA approved plans which create seamless indoor and outdoor living.

- DA approved plans for further enhancement
- Convenient rear and side lane access
- Large sun filled rear courtyard
- Easy care indoor and outdoor living
- Period detailed interiors including a gas fireplace
- Close proximity to transport links, cafes and restaurants and Rozelle's vibrant village lifestyle

**Price** : \$ 768,000

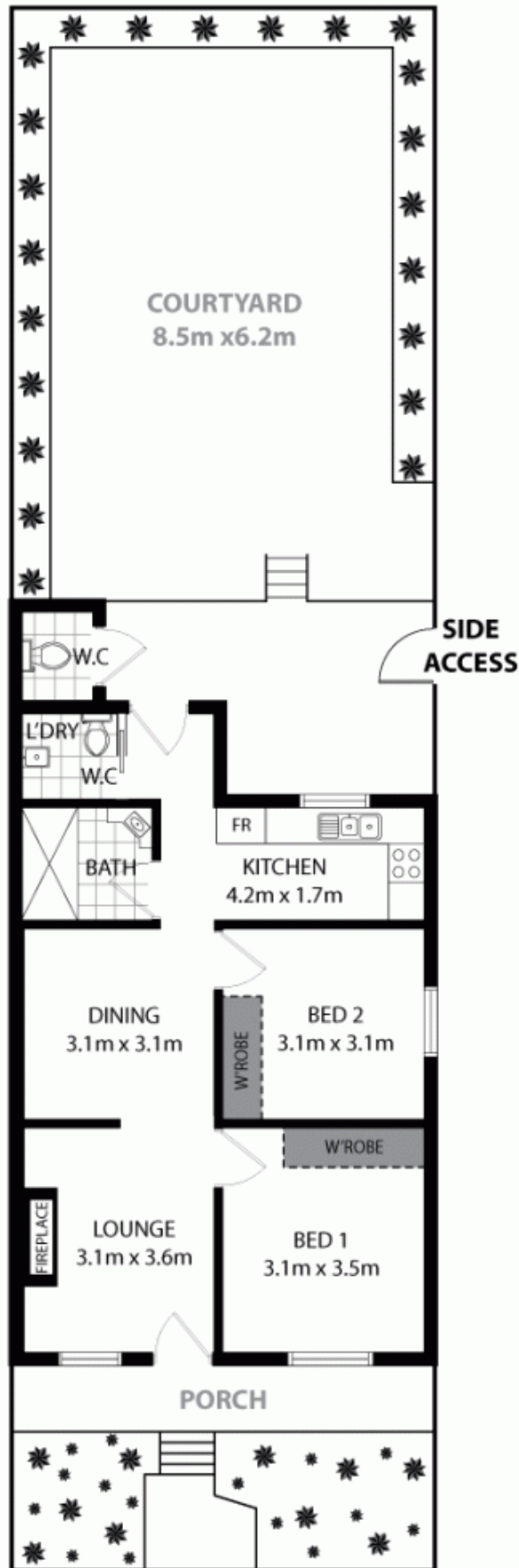
**View** : <https://www.prbrealestate.com.au/485432>



**Marcello Biviano**  
02 9712 3938



**Joe Rizzo**  
02 9712 3938



# 149 EVANS ST, ROZELLE Floorplan by Only Real Estate Ph: 1300 760 390

DISCLAIMER: PLANS SHOWN ARE FOR PRESENTATION PURPOSES AND ARE NOT PART OF ANY LEGAL DOCUMENT. ALL MEASUREMENTS AND FIGURES ARE APPROXIMATE.